

Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
April 14, 2021.

To Development Permit Panel
Date: <u>Apr 14, 2021</u>
Item # <u>2</u>
Re: <u>DP 17-794169</u>

From: Radim Andrejevic

To: City Clerk of Richmond
(cityclerk@richmond.ca)

RE: File DP 17-794169 (Construction permit application from Yuanheng Seaview Developments)

As a resident of the neighboring area and upon receiving the notice of development permit panel meeting concerning the above construction permit application, we would like to express our strong opposition against the proposed zoning amendment. The reason being with the new residential towers that have already been built in the surrounding area (by the same developer), the area is already significantly denser. There is simply no infrastructure to support the residential development of the proposed size and the ensuing increase in the number of residents that is anticipated. The traffic is already very congested in the neighborhood with no pedestrian walkways (we have already witnessed couple of pedestrians in the area nearly run over by vehicles).

In addition, increasing the residential density of the area would significantly increase the risks to public safety. As we have all witnessed with the current pandemic, crowding would lead to increased risks of infections of major diseases. Increase in residential density, which would be the result should the current proposed amendment be approved, would lead to residential crowding in the area and pose further challenges in maintaining social distance for all the residents in the neighborhood. There are still many land areas within the city to allow for residential development. There is no need to further increase residential density in the neighborhood.

Furthermore, the developer had already demonstrated broken commitment in the most recent past concerning its development plans. The developer had previously committed to complete the construction of a community center by the end of 2021. The developer had since requested for a significant delay on the construction of the community center. The developer had also proposed to significantly reduce the furnishings, fixtures and equipment of the community center. Even though the developer proposed to provide a cash contribution to the city of Richmond to compensate for the delay and reduction in furnishings, such practice contradicts the way businesses should conduct themselves in Canada as we believe there should be a certain level of corporate social responsibility demonstrated by businesses, including developers. It is evident that the developer is only genuinely interested in constructing the residential units (for economic reasons?) while neglecting their previous commitment to contribute to the establishment of community infrastructure. If such practices are supported by the city of Richmond, it would set a very poor precedent for other developers to follow. As a result, it is highly skeptical that the developer would follow up with their commitments as proposed with the

current application, which should be a factor for consideration for the city as it deliberates the current proposed amendment.

Hope the city would consider the above factors when it deliberates on the amendment application. Many thanks in advance for your review and consideration.

Best regards,

Radim Andrejevic

